

# TOWN OF BARRINGTON PLANNING BOARD

Minutes of the March 5, 2013 Meeting  
Town Council Chamber, Barrington Town Hall

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**Open Meeting.** The meeting was called to order at 7:17 p.m.

**Present:** Michael McCormick – Chairman, Michael Carroll, Edgar Adams, Christine O’Grady (arrived at 7:25 p.m.), Jean Robertson, Lawrence Trim

**Also Present:** Solicitor Andrew Teitz, Town Planner Philip Hervey, secretary Audra Raleigh, Council Liaison Kate Weymouth

## **Consent Agenda**

Ms. Robertson moved to approve the consent agenda, which included approval of the minutes of the February 5, 2013 regular business meeting as written and, the Administrative Officer’s Report, as written. Mr. Trim seconded the motion and it carried unanimously (5-0). The Administrative Officer’s Report included the following items:

- 8 and 10 Anoka Avenue. The Town has been asked to modify the deed restriction and inclusionary housing plan in order to switch the affordable unit from the building with the address 10 Anoka Avenue to the building located at 8 Anoka Avenue (the one on Wood Avenue). The unit will remain a 2-bedroom unit. This request is being processed at the request of the property owner, Anoka Investments, LLC.
- Elizabeth S. Warren Trust. An administrative subdivision re-combining Lots 288 and 376 on Assessor’s Plat 12 was approved on 12/21/12. The new lot area is 1.2177 acres. Property is zoned R-10. Owner: Elizabeth S. Warren Trust, Homestead Avenue. Plan by David D. Gardner & Associates, 200 Metro Center Blvd., Warwick, RI 02886, scaled at 1” = 30’, and dated 12/5/12.
- Minor Subdivision on Waseca Avenue and Wood Avenue. The final plan for the Anoka Real Estate LLC Minor Subdivision, was recorded on 12/7/12. The Planning Board approved the subdivision at its meeting on December 4, 2012 (Assessor’s Plat 23, Lot 186, Neighborhood Business Zoning District). Plans by: Barker Land Surveying, Inc., 168 High Street, Bristol, RI, dated 9/24/12, scaled at 1”=20’.

## **Public Hearings**

*There were no public hearings scheduled.*

## **Old Business**

*There was no old business scheduled.*

## **New Business**

### **Item 6.1: Pre-Application Review: Administrative Subdivision, 3 Maxfield Ct. and 11 Linden Rd.**

Malcolm and Amy Boyes were present, along with attorney Robert Healey, Jr. Mr. Healey distributed maps showing the Boyes lot (Assessor’s Plat 32, Lot-435) , and an abutting lot owned by Theodora and Richmond Page of 11 Linden Avenue (Lot 42 on Plat 32).

Mr. Healey said the proposed administrative subdivision involves taking about 5,000 square feet of the rear yard of Lot 42 (now 33,600 square feet) and adding it to Lot 435, expanding the Boyeses' rear yard. The properties are zoned Residence 25. The change would not result in any new nonconforming conditions, and would make Lot 435, now 11,878 square feet, less nonconforming in terms of lot area. Mr. Healey noted that the application was referred to the Board because it would result in an odd shaped lot (Lot 42). He pointed out other lots in the area that are irregularly shaped. Mr. Healey noted it appears as a neighbor to the side property is encroaching on the Boyes property. A Class 1 survey will be required to show the extent of the encroachment.

Mr. McCormick asked whether the Board is concerned about the shape of the lot. There were no concerns noted. The Board questioned if the applicant has a certain goal for increasing the Boyes lot; their response is that they hope to extend the rear yard 53 feet out in straight line, increasing the yard size and squaring it off.

Mr. Teitz stated there was two issues to consider is the proposed subdivision as depicted in the materials, and the other is the hypothetical issue as to whether there is an encroachment or not involving the side neighbor. Mr. Teitz suggested granting an easement rather than shifting the lot line should a survey show an encroachment.

**Motion:** A motion was made by Mr. Adams to refer the administrative subdivision back to the administrative officer for action after the survey is completed. Mr. Carroll seconded the motion and it carried unanimously, 6-0.

#### **Item 6.2: Discussion: Comprehensive Plan implementation status and planning initiatives.**

Mr. McCormick said he had asked Mr. Hervey to prepare a document for this meeting regarding the implementation status of the comprehensive plan. There is still approximately \$18,000 in capital funding remaining to be spent on planning initiatives this fiscal year. Mr. McCormick polled the Board to see where their interests lie in where to spend this money. Mr. Carroll suggested that under the affordable housing plan to find existing homes and make a deal with a homeowner to offer a tax credit to homeowners and restrict the deed to their home, as noted in 4-4 and 4-5. Ms. Robertson noted that people who are struggling to pay taxes may be interested in deed restricting their homes for affordable housing instead of being forced to move. This may also encourage people to stay in town versus drawing new people in from other areas. Additionally noted was the idea of integrated affordable housing, throughout neighborhoods instead of just in one area of town. Mr. Hervey noted that the Housing Board and the Town Council have been discussing instituting new senior tax breaks. He also noted that there is an assistance grant through RI Housing that the Town has used to supplement past planning studies; there is also a Council contingency fund.

**Motion:** A motion was made by Mr. Carroll to recommend to the Housing Board and to the Town Council to explore the strategies set out in the implementation table regarding low and moderate income housing that have no progress and, in particular, to explore the strategy of offering tax incentives or possibly some combination of tax incentives and payments to appropriate homeowners within the town to deed-restrict their property as a way of increasing the number of low and moderate income housing in town. Ms. Robertson seconded the motion and it carried unanimously, 6-0.

Mr. McCormick spoke to the Board about how to spend the remaining planning funding. There is also \$50,000 remaining from the Maple Street improvement project. After discussion, the Board was in agreement that doing projects to create a "Town Center" is of interest to the entire Board. This represents the strategies found in the Economic Development and Circulation elements, including the Wood Avenue extension, streetscape improvements public parking, and wayfinding signage. Mr. Hervey will put together an RFP for the Board's review.

**Motion:** A motion was made by Mr. Carroll to develop an RFP for consultant services to complete a study of the "Town Center" area. Ms. Robertson seconded the motion and it carried unanimously, 6-0.

### **Item 6.3: Discussion: Revisions to sign regulations, R-40 Conservation Development provisions, mixed use development standards**

#### *Signage*

Mr. Hervey stated the TRC reviewed options to loosen the regulations for signs as a way to reduce the number of variances granted. The Board read and discussed the current ordinance and suggested doing more research including an inventory of existing signage in town. A photographic analysis should be done in preparation for a public hearing. The Board suggested listing it on the agenda as a separate item. Mr. McCormick talked about needing an easier process with more clarity.

The Board discussed banners in the town. Mr. Hervey said the proposed regulations establish minimum clearance and maximum sizes of banners; recent banners installed on the decorative light poles have hung too low and into the street. He said the new standards require at least 8 feet of clearance for banners hanging over sidewalks; higher if extending over a roadway. A-frame signs are also another issue of enforcement challenge; the Board declined adding A-frame signage as a new option.

#### *R-40 Conservation Development Provisions*

Mr. Hervey said the proposed revisions attempt to clarify the amount of density bonus available in the R40-CD zone. The Board discussed options to provide more flexibility on lot sizes, such as specifying a maximum building/lot coverage without a minimum lot area. Mr. McCormick stated they should delete the section (Section 185-218) related to increases in permissible density, as the formula does not appear necessary given the other proposed revisions.

#### *Mixed-Use Standards*

The Board suggested an independent review of the proposed "dark sky" lighting standards.

### **Reports & Special Items**

#### **Item 7.1: Rights of Way issues in the George Street area**

The Board discussed the apparent encroachment of George Street onto private properties. Mr. Teitz recommended that the Board take no action given the historical public use of the roadway.

## **Reports from Planning Board Members**

### **Police Cove Park Committee**

Mr. Trim stated that the Committee is moving forward with the naming of the park. The committee reviewed the requirements for the food trucks and a draft RFP for artists. Mr. Hervey met with National Grid about removing extra utility poles and raising low wires hanging over the sea wall.

### **Comments - Board Members, Council Liaison & Town Planner**

No additional comments.

### **Adjournment**

Upon a motion by Ms. O'Grady, with a second by Mr. Carroll, the Board unanimously (6-0) voted to adjourn the meeting at 9:05 p.m.